
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	148 11th Street SE	<input checked="" type="checkbox"/> Consent
ANC:	6B	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	October 31, 2019	<input checked="" type="checkbox"/> New Construction
Case Number:	19-602	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicants Christopher Lobb and Paola Barbara, with plans prepared by architect Jennifer Fowler, seek concept review for a two-story and a one-story rear addition on a property located in the Capitol Hill Historic District.

Property Description

148 11th Street, SE was built in 1865 by developer Stephen Flanagan as one in a row of sixteen three-story matching rowhouses, known as the “Philadelphia Row. The houses are characterized by their flat fronts, shallow areaways, pressed red brick facades, arched door openings, bracketed wood cornices, and double-hung windows. The row remains remarkably intact along 11th Street. At the rear, the building has a two-story rear dogleg with a one-story porch. There also a two-story carriage house.

Proposal

There are no changes proposed at the front elevation. The proposed two-story rear addition would measure seven feet deep and almost 4 and a half wide, enclosing a small portion of the rear dogleg to accommodate an interior elevator. Below the addition would be stairs and an entrance to the basement level. The one-story rear addition would extend back about 10 and a half feet. The addition would be the same width of the dogleg. Both additions would be clad in brick facing with Azek trim and aluminum clad windows and doors.



View of the rear of property from the alley

Evaluation

The additions are modest in size and effectively retain the rear dogleg. The rear of the property is not visible from the alley due to the extant carriage house and neighboring garages and carriage houses.

Recommendation

The HPO recommends the Board find the project to be compatible with the Capitol Hill historic district, and delegate final approval to staff.

Staff contact: Moira Nadal